

OWNER'S STATEMENT

Certificate of record owner and security holder

We the undersigned hereby certify, that as of the date of recordation of this Condominium Plan, to being the record owners and holders of security interests in the real property described herein. We also hereby certify to the consent of the recordation of this Condominium Plan pursuant to Chapter 1, Title 6, Part 4, Division Second, California Civil Code, by the County Recorder, Mono County, California.

As Owner: Snowcreek Hilltop Development Company, L.P., a California Limited Partnership

BY: Chadmar SIC Partners, LLC, a California Limited Liability Company, its General Partner

BY: Chadmar, Inc., a California Corporation, its Managing Member

BY: Charles R. Lande
Charles R. Lande, President

As Beneficiaries:

The Board of Trustees of the Leland Stanford Junior University, Beneficiary under the Deed of Trust recorded as Instrument No. 2005003303 on 4/27/2005 in the Official Records of Mono County, California

BY: Laudan Nabizadeh Director, Real Estate Investments
name title
BY: Laudan Nabizadeh Natural Resources
name title

LaSalle Bank National Association, a National Banking Association, its Successors and Assigns, Beneficiary under the Deed of Trust recorded as Instrument No. 2006008650 on December 5, 2006 in the Official Records of Mono County, California

BY: Donna F. Kurtiss S.V.P.
name title

BY: _____
name title

State of California)
LOS ANGELES) ss.
County of _____)

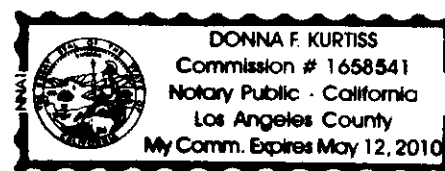
On MAY 21, 2007 before me,
DONNA F. KURTISS
a Notary Public in and for said County and State, personally appeared

Charles R. Lande

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Donna F. Kurtiss DONNA F. KURTISS
Notary Public (sign and print name)
My commission expires: 5/12/10
County of my principal place of business: LOS ANGELES



State of CALIFORNIA)
County of SAN MATEO) ss.

On 15-MAY-2007 15-MAY-2007 before me,
LAURA L. LEE
a Notary Public in and for said County and State, personally appeared

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Laura L. Lee LAURA L. LEE
Notary Public (sign and print name)
My commission expires: 16-JAN-2011
County of my principal place of business: SAN MATEO

**NOTES AND DEFINITIONS**

This is a plan for a "Condominium Project" as those terms are used and defined in Title 6, Part 4, Division Second, California Civil Code.

- "Property" shall refer to all of the real property described in the legal description set forth hereon.
- The "Property" contains 41 residential "Units" numbered 1300, 1302, 1304, 1310, 1312, 1314, 1316, 1320, 1322, 1324, 1330, 1332, 1334, 1336, 1401, 1403, 1405, 1411, 1413, 1415, 1421, 1423, 1425, 1427, 1431, 1433, 1435, 1501, 1503, 1505, 1511, 1513, 1515, 1517, 1521, 1523, 1525, 1531, 1533, 1535, and 1537, and also contains the "Association Property", "Condominium Common Area Buildings 1 through 16, 27, and 28", and "Exclusive Use Common Areas" as designated herein.
- "Condominium Common Area" shall refer to the condominium buildings and the surrounding envelope with the exception of all "Units" and "Association Property", and shall be identified herein by "CCA" followed by the number of its associated building. The horizontal bounds of the surrounding envelopes are described on Sheet 3 herein. The lower elevation limit of the Condominium Common Area envelopes is defined as being (10) below the lowest elevation shown for a lower elevation limit of a unit within the associated building as shown on Sheets 5 to 7 herein. The upper elevation limit of the Condominium Common Area envelope is defined as being (20) above the highest upper limit elevation shown for a unit within the associated building as shown on Sheets 5 to 7.
- "Association Property" shall refer to all portions of the "Property" and improvements located on Lot 1 with the exception of the "Condominium Common Areas" and the "Units".
- "Exclusive Use Common Area" or "EUCA" shall refer to those portions of the "Common Area" which are designated for the exclusive use by the owner of one or more "Units", but fewer than all "Units" and shall include:
 - "Balcony" shall refer to portions of the "Condominium Common Area" designated for as a balcony on the second floor levels. The exclusive use of these areas shall be reserved to the owner of a particular "Unit" and designated by the letter "BAL" followed by the "Unit" number to which the area is appurtenant
 - "Entry Balcony" shall refer to portions of the "Condominium Common Area" designated for use as a patio and entrance way. The exclusive use of these areas shall be reserved to the owner of a particular "Unit" and designated by the letters "EB" followed by the "Unit" number to which the area is appurtenant
- "Exterior Parking Area" shall refer to portions of the "Common Area" designated for use as parking areas and related purposes, and shown hereon by the letters "EPA".
- "Unit" shall refer to the elements of the "Condominium Project" that are designed to be owned separately, and not in common, by the owners. Each of the "Units" and the numbers assigned to each "Unit" have been identified hereon.

8. For definitions of terms not otherwise defined on this Plan, refer to the Declaration of Covenants, Conditions and Restrictions establishing a plan of condominium ownership for the "Property" recorded on July 11, 2007, as Inst. No. 2007-004802 of Official Records in the office of the Mono County Recorder.

9. All dimensions except subdivision boundaries are approximate as provided in Section 1351(e) of the California Civil Code.

10. All lines defining condominium ownership areas intersect at 90' unless noted otherwise.

11. In interpreting deeds and plans, the existing physical boundaries of the unit or of a unit reconstructed in substantial accordance with the original plans thereof, shall be conclusively presumed to be its boundaries rather than the metes and bounds expressed in the deeds and plans, regardless of settling or lateral movements of the building, and regardless of minor variance between boundaries shown on the plan or in the deed and those of the building.

12. Unit types which are followed by the letter "(R)" indicate a reverse plan unit.

13. The following are not a part of a unit: bearing walls, columns, beams, floors, roofs, foundations, central heating, reservoirs, tanks, pumps, and other central services, pipes, ducts, flues, chutes, conduits, wires, and other utility installations, wherever located, except the outlets thereof whenever located within the unit.

14. The location of the units as shown herein are based on upon the planned locations as designed by Scheurer Architects, pursuant to architectural plans provided in an electronic format dated 6/27/2006 and are not the result of surveyed locations.

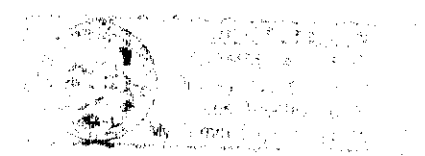
State of California)
County of Los Angeles) ss.

On May 17, 2007 before me,
Julietta Falcon
a Notary Public in and for said County and State, personally appeared

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Julietta Falcon Julietta Falcon
Notary Public (sign and print name)
My commission expires: April 10, 2011
County of my principal place of business: Los Angeles

**RECORDER'S CERTIFICATE**

Document No. 2007004798 filed this 10 day of July, 2007, at 12:45 P.M., in Book 2 of Condominium Plans at Pages 76-76F at the request of Snowcreek Hilltop Development Company, L.P.

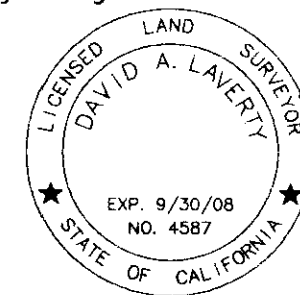
Lynda Roberts
County Recorder

By: Sherrin R. Hale
Deputy County Recorder

SURVEYOR'S STATEMENT

I hereby state that I am a Licensed Land Surveyor of the State of California and that this plan consisting of 7 sheets correctly shows the boundaries of the land and relation to the units shown thereon. This is a Condominium Plan and accordingly, no structural analysis or design features were considered, nor were any design features reviewed for conformance with local building codes or ordinances.

May 23 2007
Date
David A. Laverty, L.S. 4587
Expires 9/30/08

**LEGAL DESCRIPTION**

Lot 1 of Tract No. 36-236A as recorded in Book 10, Pages 105-105F of Tract Maps, on file in the office of the County Recorder, Mono County, California.

**CONDOMINIUM PLAN FOR
SNOWCREEK VII
PHASE I**

TOWN OF MAMMOTH LAKES, MONO COUNTY, CALIFORNIA

BEING A SUBDIVISION OF LOT 1 OF TRACT NO. 36-236A
PER MAP RECORDED IN BOOK 10 OF TRACT MAPS, AT
PAGES 105 THROUGH 105F

